

097.0

0003

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,364,900 / 1,364,900

APPRaised:

1,364,900 / 1,364,900

USE VALUE:

1,364,900 / 1,364,900

ASSESSED:

1,364,900 / 1,364,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TRAINOR MATTHEW & SARAH	
Owner 2:	
Owner 3:	

Street 1: 58 OLD MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JONES EDWARD C & -

Owner 2: MARTINEZ-JONES ASTRID -

Street 1: 58 OLD MYSTIC STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 17,587 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1850, having primarily Clapboard Exterior and 2908 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17587		Sq. Ft.	Site		0	70.	0.54	4									663,324						663,300	SUBDIV PLAN No. 51

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							63380
							GIS Ref
							GIS Ref
							Insp Date
							11/15/18



USER DEFINED

Prior Id # 1:	63380
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:30:50
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date											
2020	101	FV	695,800	5300	17,587.	663,300	1,364,400	1,364,400	Year End Roll	12/18/2019											
2019	101	FV	543,300	5300	17,587.	663,300	1,211,900	1,211,900	Year End Roll	1/3/2019											
2018	101	FV	543,300	5300	17,587.	568,600	1,117,200	1,117,200	Year End Roll	12/20/2017											
2017	101	FV	543,300	5300	17,587.	530,700	1,079,300	1,079,300	Year End Roll	1/3/2017											
2016	101	FV	543,300	5300	17,587.	454,900	1,003,500	1,003,500	Year End	1/4/2016											
2015	101	FV	504,900	5300	17,587.	407,500	917,700	917,700	Year End Roll	12/11/2014											
2014	101	FV	504,900	5300	17,587.	377,100	887,300	887,300	Year End Roll	12/16/2013											
2013	101	FV	521,400	5300	17,587.	359,600	886,300	886,300		12/13/2012											

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
1/28/1993	25		30,000					REN/KITCHEN/BATH++	11/15/2018	MEAS&NOTICE	CC	Chris C							
									4/24/2009	Meas/Inspect	163	PATRIOT							
									2/13/2006	MLS	MM	Mary M							
									10/18/1999	Meas/Inspect	264	PATRIOT							
									9/6/1991		JK								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type:	6 - Colonial		Full Bath:	2	Rating:	Average												
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average											
Foundation:	3 - BrickorStone		A 3QBth:	Rating:														
Frame:	1 - Wood		1/2 Bath:	Rating:														
Prime Wall:	2 - Clapboard		A HBth:	Rating:														
Sec Wall:			OthrFix:	2	Rating:	Average												
Roof Struct:	1 - Gable		OTHER FEATURES															
Roof Cover:	2 - Slate		Kits:	1	Rating:	Average												
Color:	WHITE		A Kits:	Rating:														
View / Desir:			Fpl:	1	Rating:	Average												
GENERAL INFORMATION						WSFlue:	Rating:											
Grade:	B - Good		CONDOS INFORMATION															
Year Blt:	1850	Eff Yr Blt:							Location:									
Alt LUC:			Alt %:							Total Units:								
Jurisdct:	G11		Fact:							Floor:								
Const Mod:							% Own:				Name:							
Lump Sum Adj:							DEPRECIATION											
INTERIOR INFORMATION						Phys Cond:	VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRS	FL				
Avg Ht/FL:	STD		Functional:							Interior:	1	8	4					
Prim Int Wall:	2	- Plaster	Economic:							Additions:								
Sec Int Wall:			Special:							Kitchen:								
Partition:	T	- Typical	Override:							Baths:								
Prim Floors:	3	- Hardwood	Total:			4.6	%		Plumbing:									
Sec Floors:										Electric:								
Bsmnt Flr:	12	- Concrete								Heating:								
Subfloor:										General:								
Bsmnt Gar:																		
Electric:	3	- Typical																
Insulation:	2	- Typical																
Int vs Ext:	S																	
Heat Fuel:	2	- Gas																
Heat Type:	3	- Forced H/W																
# Heat Sys:	1																	
% Heated:	100		% AC:															
Solar HW:	NO		Central Vac:	NO														
% Com Wall:			% Sprinkled:															
MOBILE HOME			Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 097-0-0003-0001.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	22X19	A	AV	1930		20.98	T	40	101			5,300		5,300
More: N Total Yard Items: 5,300 Total Special Features: Total: 5,300																		
RESIDENTIAL GRID																		
REMODELING																		
RES BREAKDOWN																		
SUB AREA																		
SUB AREA DETAIL																		
IMAGE																		
AssessPro Patriot Properties, Inc																		